C James & Co - Tooting

SALES AND LETTINGS SPECIALISTS









198 Mellison Road, London, SW17 9AU

Offers in excess of £500,000

A lovely period ground floor maisonette has been offered to the market. This property is presented in immaculate condition and boasts some period features alongside a contemporary kitchen and Bathroom.

The kitchen/diner has an angled bay with French doors leading out onto a private rear garden. I suspect this room will be the most occupied room during the summer months as it has a spacious feel to it along with a pleasant outlook. For the winter months the lounge to the front offers a warm and homely ambience.

Located on a popular tree lined residential road, this home is ideally placed within short walking distance of a plethora of Family pubs ,nice restaurants and Tooting Broadways 24 hour northern line tube..

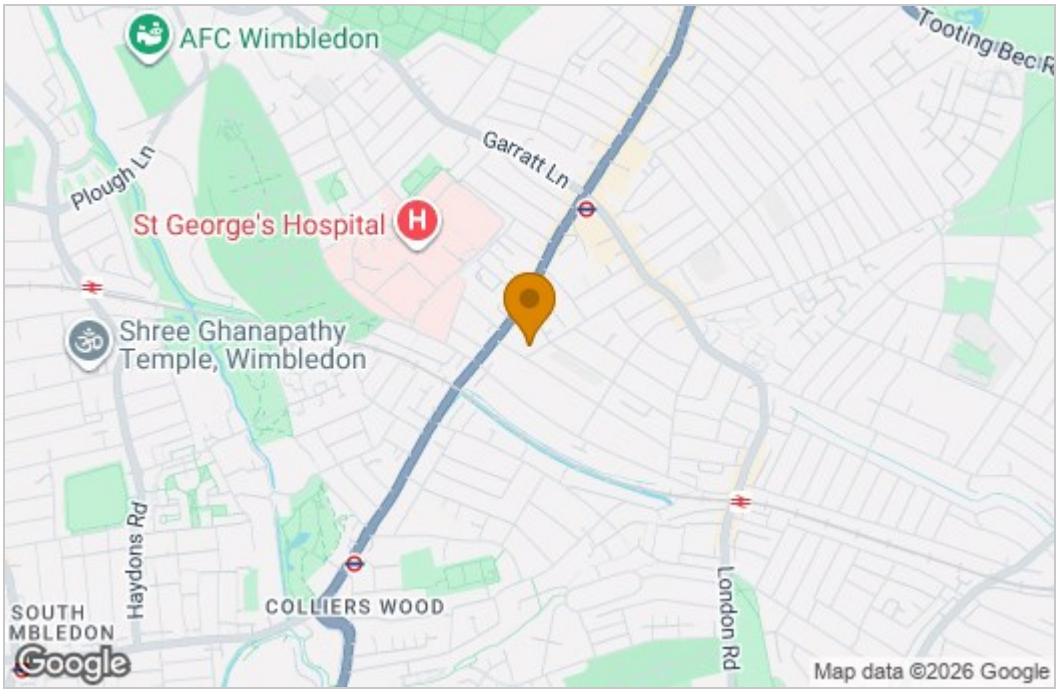
Floor Plan



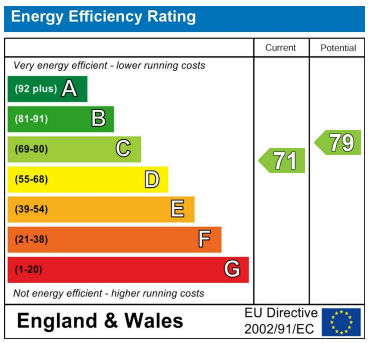
Total area: approx. 71.3 sq. metres (767.3 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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